

BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS

**BRIMFIELD TOWNSHIP BOARD OF ZONING APPEALS**

**MINUTES of August 20, 2014**

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent

**Present:** President Bruce Knippenberg Ed Shetty  
Cheryl Rueschman

**Absent:** Vice President Lisa Cotton Scot Etling Vince Murdocco

**Staff:** Dick Messner, Zoning Inspector  
Wendi O’Neal, Zoning Assistant

**Public Present:**

Name		Phone	Company / E-mail
Ed Boone		330.289.5749	Esb1294@gmail.com
Jerry Hambleton	Association President Creekside	330.677.9312	Jan050145@aol.com
Cindy Mancii	Lakeview Ct.	330.715.5309	
Genell Pavelich	Association Secretary (PLMA) Waterford Pointe	330.998.2215	
Julie Tauch	Ass. V.P. Pleasant Lakes Creekside	330.647.9435	JATouche@gmail.com
Jason Ball	Resident 4463 Ridgeview	330.618.0357	
Julie Ball	Resident Ridgeview	330.618.0357	
Susan Bentz	Assoc. Sec. Resident Creekside	330.592.5175	youthgroup@ststephen- stow.com
Travis Crane	Manage. Partner TCG Engineering	330.890.8004	tcrane@tgcengineering.com
Patrick Finley	Mgr. Partner Omni	216.514.1950	pfinley@
Marco Zlatic	Bit. Dev. Omni	216.514.1950	mzlatic@omni
Gene Stephens	4393 Ridgeview	330.968.4460	Es@akron.edu

Eileen Gustafson	2100 Waterford Pointe Dr	330.310.243	Eileen.r.gustafson@gmail.com
John Mancini		330.472.4501	Jonman429@yahoo.com
Andrew Brickley		330.241.7965	
John Brockley	Resident 975 Sanctuary View	330.968.6789	Broch811@gmail.com
Sue Sauich			
Craig Sorid		Creekside	330.673.1007
	Resident		

### CALL TO ORDER:

**Bruce Knippenberg** calls the Wednesday, August 20, 2014 meeting of the Brimfield Township Board of Zoning Appeals to order at 7:05 PM.

**Bruce Knippenberg** does roll call:

**Cotten** = Absent

**Etling** = Absent

**Knippenberg** = Here

**Murdocco** = Absent

**Shutty** = Here

**Rueschman** = Here

**Cheryl Rueschman** reserves voting rights this meeting.

**Bruce Knippenberg** dually notes that the meeting has been advertised per the Ohio Revised Code.

### MOTION#2014-0033

A motion is made to accept the Agenda by **Ed Shutty**, seconded by **Cheryl Rueschman**. Motion carries.

**Bruce Knippenberg** tables the minutes of the July 16, 2014 meeting, until next meeting..

### PUBLIC COMMENTS:

### SWEARING IN OF APPLICANTS AND COMMENTERS:

**Chairman Bruce Knippenberg** states that the Board of Zoning Appeals is a quasi-judicial board. We have an application for a conditional use permit tonight. Anyone having any statements, comments or questions to make tonight, we are assuming that you are under oath. When you do have comments, we ask that you state your name, address, and confirm that all the statements that you are making are true to the best of your knowledge.

### APPLICATIONS:

#### Conditional Use Zoning Certificate for Multi Family Apartments

**Applicant:** Omni Property Companies, 26110 Emery Road, Ste. 250, Cleveland, Ohio 44128  
Randy A. Minor II (TGC Engineering, LLC) 1310 Sharon Copley Road P.O. Box 37 Sharon Center, Ohio 44274  
**Location:** Pleasant Lakes Subdivision  
**Zoning:** O-C Open Space Conservation with Subdivision Override  
**Request:** Preliminary Plan Review

**Dick Messner** gives brief overview:

- Application from Omni Companies, 26110 Emery Road Cleveland, Ohio for Conditional Use Application for Multi Family Apartments at the Pleasant Lakes Subdivision.
- Present Zoning is Open Space Conservation, with a Subdivision Override
- 2000 – 2001 Subdivision was approved under Old Zoning.
- Reviewing this under the Old Zoning subject to the present day EPA requirements that did come into effect on the review.

**Bruce Knippenberg** turns it over to the applicant for their presentation.

**Patrick Finley**, Omni Companies, does a presentation.

- Here with: Travis Crane, TCG Engineering, Designing the Development, Partner/brother Tom Finley, Associate Marko Zlatic
- Appreciate meetings and time with Dick Messner, Wendi O’Neal and the Housing Associations on this project.
- Omni, founded in 1986, in business for over 30 years. Grew up in Doylestown, 50 new office buildings, about 4,500 - 5,000 residential units.
- Knows the subdivision has stalled, with this project overall the property values shall increase.
- Overall purchasing entire property. We have property under contract, primarily developing different luxury properties.
- Single story, attached garage, low density project, Redwood product (byredwood.com), Greene complex would be a comparison.
- Luxury, garden style, similar natural look at the Redwood,
- Investing \$20 - \$40 million in the project. Intend to solve some of the infrastructure problems by contributing more than our fair share to the associations that exist.
- Waterford- developed the exactly the same way as it was approved. Enhance and work with existing architectural with a smooth transition.
- All of the streets and infrastructure in will be private drives.
- Video of the Hudson Drive complex is shown.
- 219 luxury, single-story units, 216 garden-style luxury units.
- Approximately 20% less density than what was approved in 2000.
- Garden style, similar to Sutton Crossings, but with ungraded exterior; with a pool and clubhouse.

## Questions Answered by Patrick Finley, unless noted otherwise.

- How many additional condos/homes are you planning? –Bruce Knippenberg
  - Keep the plan exactly how it is now, doing exactly what was approved.
- Where is Green property located? – Eileen Gustafson, 2100 Waterford Pointe Drive
  - Off of Arlington, called Emerald Park, before Boetler Road.
- What is the projected time frame? - Bruce Knippenberg
  - Both projects at the same time, first phases, five years to be completed.
- Are you not building the single story condos? - Bruce Knippenberg
  - Seeking a joint developer builder, if that does not work than we will probably do them ourselves.
- So will those be going on at the same time as well? - Bruce Knippenberg
  - On simultaneous courses.
- Assuming you have done the studies, Can the Brimfield area really support the addition 435 apartments with the other apartment complexes that have been built, the new housing units that are being built on the other side of town and the fact that Pleasant Lakes still has one-hundred residential units that have yet to be constructed, nine (9) years later, when the development started? - Jerry Hambleton, 4606 Creekside
  - We have done studies, and feel very confident with our phasing; don't intend to over build. Meaning we will do it building by building. Single-story products six (6) units at a time, if those units are not leased we are not moving on to the next six (6) units.
  - Describes the uniqueness of the product with Redwood and it is demand. Rental product, tenants, age targeted, 70% are empty-nesters, 30% mix of young professionals, or transitioning to a house for a family. Garden style would be better quality and based on location for marketing.
- Do you anticipate student housing or looking at targeting the student market? - Bruce Knippenberg
  - No. Not at all; not our intent. Single-story target is not student, but may have some student rentals in the garden style apartments. Both complexes will have occupancy limits. Much stricter requirements, on-site managers, on-site maintenance.
- Now the unbuilt areas, you said you would be phasing it in, if there is gap in time between building the buildings, how will those be treated? - Bruce Knippenberg
  - A big project to start, big clean-up to start with the couches and the concrete, which would start with the connection of Sanctuary View Drive, probably before occupancy.
- I was actually referring to if you moving in and you have built a couple of your six units, or one of your garden apartments and you are going to leave the other area vacant for a while, that will be completely maintained? Equipment will be sitting there, parked. I mean I guess it depends on how long you expect to be in between buildings? I wouldn't want to see equipment sitting around idle.
  - If that is something you guys want to get specific on, we are happy to work that out with you. Well essentially it is not looking good for us if we have units that are not finished and equipment sitting around. Investing \$20-40 million, we will be on the site and we will be very concerned on the way it looks. That's what is nice about having, instead of having the property being sold off in pods, which is certainly a possibility, having a developer do the entire development, its more holistic and we will care, I think about some of those areas than the person that could potentially buy a pod here, doesn't care about what is going on over there.
- Is that correct to be able to have all of this done in five (5) years? - Cheryl Rueschman
  - We are the mercy of the market, but that is our goal.

- Those people that are living there now, some of which that are here now, have they been notified of what your plans are and how inclusive they are in this? Have they received a letter?— Cheryl Rueschman
  - I think we have notifications requirements for people within a certain range. This is also our form of notification of our intent for your approval, and are more than happy to meet with any of the neighbors. Within 500 feet, we did send out letters.
  - All Creekside residents received a letter. -- Jerry Hambleton
- I understand the concept of building something like this to the demands of the market pace, that is pretty important, but in doing that and in that you are going to start the apartments first, do you anticipate what that really means? Means the remainder of Pleasant Lakes, Overlook, Creekside, Waterford Pointe, it is going to be nine(9) years from now before anything happens? That's my resident's concerns. – Jerry Hambleton
  - We are at the mercy of the market, but our intention is to begin addressing a plan for construction to start as soon as possible in those areas. We have had a meetings with potential builders that we could team up with on and off the site to get that product started. Intent would be with in the five year plan, a good portion of those completed as well.
- Do you know when those plans might come forth? I guess something a little more concrete? --Jerry Hambleton
  - The building plans themselves? I think we have some existing lots that have streets in front of them now, and on those you will probably see construction on those within the year. Our intent would be to get some of those started.
- When you make this purchase, it will be of the entire, all of the vacant lots? - Bruce Knippenberg
  - That is the intent.
- So you will be sitting on vacant lots, if you are not doing anything with them, they are not doing you any good?
  - Absolutely, our plan does involve a tremendous sacrifice of dollars on our part invested and we will want to utilize that as quickly as possible in a quality manner.
- Can you tell me about the projected rental value of these units? What type of occupancy would be in the single story luxury units or what would the limit of occupancy be? Five people per apartment? How do you lease that? How have you concluded that this project is going to enhance the property values for the people that actually own there verses renting? --Kristen Boone, 4437 Ridgeview.
  - Single-story \$1000 - \$1300 per month. It depends on the square footage of the apartment, for example for a two bedroom apartment, the occupancy limit will probably be four. Via the lease, it would be a breach of lease if they have more people than that. 2-3% are grandparents that take on children, and we would be ok with that if there is a plan, but in terms of student population we are going to very strict on that. In our experience the uncertainty is what kills the property value. The lack of a plan, and when there is a plan, construction going on, nice quality properties going up, you enhance property values. The biggest, best candidate for purchasing existing homes, or in the area are going to be coming from the garden style apartments; profile there is perhaps a young professional couple that is coming into the area, looking for nice place, but ultimately wants to own their own home.
- You had a bullet point in your presentation that said that you plan to contribute more than your fair share to help fix current issues, I know you can't be exhaustingly clear with us, but can you give us an idea of what you see as current issues?-- Jerry Hambleton

- Know there are some streets that are not top coated, areas that have potholes, and associations are tight on dollars, we are going to contribute to that on areas that are off our sites which makes that over all approach of that better, and we most certainly do not want a big investment going on in the newer part of subdivision with the older parts and streets holding it down. So we used the figure of 25% above what our obligation is. Intent is to invest more than we have to invest and work with the associations to come up a plan that improves those areas. What we can't do is solve all the problems; can't solely take care of.
- Is Sanctuary View a priority to complete that road first, so you have access to the rest of the development? If so what is the time table to complete? What are you doing to market the single-family homes, presently, right now? Do you see those selling in the meantime, sooner than later?-- Jason Ball, 4463 Ridgeview
  - Yes, overall development is better off having the two entrances. To access the garden style apartments location we have to have Sanctuary View Drive in, I think we can do some of the single-story without putting the street in. We don't have any single-family homes, but there are 13 lots; meetings with builders. If we have a builder that is willing to sacrifice in the model at the location, we will make a significant sacrifice in price to motivate them to do so.
- On here, when you mentioned Sanctuary View Drive, have you considered anything to control traffic through there, since basically tying into Howe Road to keep traffic slow? - Bruce Knippenberg
  - The best way to handle traffic in that area is to have a stop sign and a four way. The stop sign was not in the original approval, there was nothing to slow down the street. The four way stop and the aprons and etc. is an additional investment on our part, happy to do so, as it is an enhancement.
- Are you going to do anything to the entrances on Howe or 43? Changing it or leaving it? --Cindy Mancini, 84 Lakeview Court
  - No. Open to help the associations if that is a priority, we are open to that.
- Initially you said you were going to start with Waterford Pointe, building that out so it would look pretty nice, are you still doing that right of way? The stop signs you are talking about, one by the garden apartments, at Ridgeview and Sanctuary probably, I think there is one there now, can you put a stop sign there too, I mean it would be nice to have at least four stop signs, 200-300 yards apart to keep the traffic down to 25 MPH. Those are public roads, so the police would be there. You figure with 435 new apartments, do you figure 1.5 cars per apartment? That's possibly 600-700 new cars, half out to 43, the other coming all the way through the neighborhood, just curious what we are going to do to try and maintain that traffic flow. Being a residential area, I assume it would be 25mph. -- John Mancini, 84 Lakeview Court
  - Yea, the initial thought was to go with singles, but we are going back to what was approved, and we are seeking a good plan, discussion as to where to put the model of what would be on the Waterford side. That is an issue the county decides.

**Dick Messner-** That's an issue the County Engineer will come up and the Township Trustees would have to approve it, and we would have traffic counts and also we would give counts of speeding and so forth. So that would be a combination of county and Township; Sanctuary View drive will be a public road and it has been a top priority for the Township and the County to have that finished for a long time. It's going to have to be patrolled, the police department will be notified once the road is opened, the traffic at 35mph, or 25 mph would be set up for the situation

for approval by the County Engineer, before we can do anything local about it. I can't tell you what it would be.

- On your new development, has it been delineated for wetlands? And any of the wetlands, have been taken care of? - Bruce Knippenberg
  - Yes, the intent is that they are being identified, they have been identified and we are in pretty good shape with not disturbing with our setbacks and etc. They may need some minor adjusting, which we will be working with the engineers.
- Regional Planning, have they been given or an update on the wetlands lineation? A new wetlands lineation? Has that been delivered to Regional Planning? Ok, so it has not been delivered yet? --Dick Messner
  - No, Mike Liptag is still finishing up. Mike Liptag with Environ Science. I will get that over as soon as possible. – Marko Zlatic
- Have they reviewed this? - Bruce Knippenberg
  - Subject for review in September. – Dick Messner
  - As it relates to this meeting, what we wanted to hear from them is if we were in good shape with the existing plan, the way it is laid out and we are in about 97 – 98 % in good shape, the other 2-3% we need to look closer. Our intent is not to disturb wetlands, it is just too complicated. We might be within now, but our intent is that we have enough room to more things around.
  - Yea, that could have a change in set up as to setbacks and anything else if there are any changes in them. – Dick Messner
- Your private drives, what are your widths? And the setbacks from the private drives? - Bruce Knippenberg
  - 24 feet. From the edge of pavement to the front of the unit ranges from 20 to 25 feet. -- Travis Crane
- Your parking for the luxury apartments, they are all going to be two-bedroom homes? So there be four (4) parking spots per? - Bruce Knippenberg
  - Yes, if you look at the Overview, some units have very few, but some of them have one car garage, we will have, for instances one person living in there at retirement age and they only have one car so they like that unit better. Obviously that is an exception, but most predominantly are two car attached garages with enough to park two cars outside of it. So we do have abundance, and we are very adamant with having enough parking. We don't like to have cars everywhere.
- So your parking will be meeting the code?
  - That will come under site plan review with the requirements of our Zoning which unless it was senior housing, it would stay 1.5 per one-bedroom, 3 per two-bedroom and they cannot be intermixed; both garden and single-story would be treated separately for parking. – Dick Messner
- The garden apartments, are they all going to be two-bedroom units? And we would need three (3) parking per two bedroom unit. Would that be covered parking? - Bruce Knippenberg
  - Unless the market dictates some change, we expect them to be two bedroom units. The parking that is within this design is far above any parking ratio of any complex here in this community and most communities. We are very concerned about that. In both cases, obviously you have the attached garages in the luxury apartments, and then you have

some, not all covered parking; very similar to Sutton Place over here in cascades where over half of the units have covered garages if you want to rent those.

- For the garden apartments, we will work with the architects, one thing we do want is equal distribution for the apartments and also equal distribution for the ADA; satisfy the ADA parking requirements. So it won't be cluster in one end or the other. The other area too is for the fire code and the fire department there will be fire breaks every so often depending on the location of the hydrants; allowing fire to get behind the houses. And we will do that in site plan review when we get the final drawings. – Dick Messner
- Are you planning a lighting district for both there? That will be on the final site plan? - Bruce Knippenberg
  - We had discussion, we are picking out the lighting polls. It makes a lot sense, and we are investing that right now. Yes.
- Which units would be closest to Waterford Pointe? Are the units that you are going to build on Waterford similar to the ones that you are going to put down here or the same? Ok, now we have owners, and renters so would it be specified once you build?
  - The garden style. But not very many, essentially you have one building and then a wetland, there won't be much visually. There is quite a bit of a buffer. On Waterford, we are going to propose a similar look, but a completely different floor plan. There may be some upgrade, but for the most part we don't want it to stick out to much; similar look, different interior. No, I think you would find a very similar mix once we build; our intent would be to offer both. The average appraised value on the luxury apartments is higher than the average value of the units currently.
- What are your plans for the drainage? With all this impervious surface you are going to have. Where's it going to be going? You have a pond here. So again we are waiting for the final plan? - Bruce Knippenberg
  - We will comply with the County's and the EPA's. Right now we are conceptually planning it; the pond in the middle just to the south of Sanctuary View Drive, I think there is an existing pond there, and we have a couple other proposed storm water management basins which will end up being retention ponds, or dry retention basins, is yet to be seen. We will design the outlet structures to comply with the counties storm water management regulations the Ohio's EPA's post construction storm water quality regulations also. – Travis Crane
- Did you say that the street that is already there, that would connect to the garden style or they would have a separate entrance? So it would have a separate entrance? -- Genell Pavelich, 2110 Waterford Pointe Drive.
  - Our first thought was to connect them, the barrier is the wetlands. So we are going to stick with the existing plan.
- Your private drives, they will all be going in first or will you just be going far enough to build? But you will have adequate turn-around for the fire department and things of that nature? - Bruce Knippenberg
  - The initial phase for the redwood products with be approximately 50 units, we may do it in 30 and 20, but 50 is predominate, so there would be street and infrastructure that would accommodate approximately 50 units. Garden style, bigger investment to make, clubhouse and pool, there's a long street with nothing on it reaching out to the first set of buildings. Intent would be to come in and make the curve and fortify enough for three

buildings, which would be the first initial stage. And the rest would come as we test out the market. Absolutely.

- The five year plan is for the apartments, right? Could there possibly be construction going on in just about every area that you are developing? I mean going on at the same time? So there's action going on everywhere? So some of the issues that are going on with streets and things like that and in any of the private developments, those possibly would be cured immediately, so that you could sell products in those areas right? But by your investment and working with the associations would come together, make some kind of agreement so that so somebody could build in Overlook with that extension back through there, they could pick out a lot and build while you are building the apartments. And the developments would all look nice because you want a nice presentation from the beginning. --John Mancini
  - The plan is for the entire development. If our wish came true we would have developing going on in the entire development. We sure hope so. I'm not sure if I would use the word cured. I think if you did the simply math, the association presidents can do the math, essentially we have a five year plan, and it involves developing out Creekside, Overlook and the rest of the single family. Again though we by ourselves are not going to cure the existing subdivision, but we hope by the time it is finished that there will be no notice of the ill of today.
- Second biggest complaint I get from residents or owners first being the conditions of the roads, the second is noise, mostly from the train, the whistle. I think these apartments are really going to be bothered by the train horn and the traffic from 76. Are you considering noise abatements? --Jerry Hambleton
  - You will see in our other apartments, a lot of mounding, landscaping, trees that are brought in, we will do more than enough. The convenience of the location will outweigh, the noise when people are looking at the products; redwood is more insulated than what is required.
- As a homeowner, we have done our fair share of renting, and we finally have our dream, we have our home, do you have any plans to, well for lack of a better term, I don't want to walk out of my house and see apartments, and it's like damnit, I'm back where I started again. Now do you have anything visually or any landscaping? -- Jason Ball
  - There are three phases of single family parceled lots, that will stay single family parceled lots and that is from what was approved ten years ago. There will be a minimum of a 35 foot buffer separating all the parceled lots on Sanctuary and Ridgeview, more if it can be fit in on it. There will also be buffering down in this corner, we have checked out 76 in relationship to the corner, when we get into the final drawings working with the architect and with the BZA there are standards and conditions they can set, there is a good chance there's going to be at least a five foot buffering or types of trees, such as Norwegian spruces or something that create as much as a sound barrier. -- Dick Messner
- Just to be clear when all this is approved, your first commitment is to finish Sanctuary View Drive, place the stop signs, and then cleaning the area, plus then working with the associations to finish and/or repair whatever roads, cleaning up those areas? - Bruce Knippenberg
  - I just want to clarify that the answer to that is yes, working with the associations, we would assist in the existing areas, and our choices are we can join the existing, which I think is best or we can create a new association. It makes sense to work with the associations, and join so that when there is a unit built it is a positive thing, so that there

is more investment in the existing infrastructure. Our intent to get that to happen quickly, and also perhaps even front dollars that may have to wait a year or so after the units are built to collect, but we may be fronting some dollars to make things look a little fresh, etc.

- Are there any existing lots that don't have roads into front of them? And that extension of the street would be your responsibility? - Bruce Knippenberg
  - There are number of existing lots in Overlook that do not have roads in front of them. As we develop, yes.
- I think there are a few things that we could come up with if we get the approval out of the way tonight, after meeting with the associations' presidents request was made that there is an existing lot in Creekside to be used for parking. Did we intent to build a unit there, originally we did, but we know that is extremely important to the association, rather than trying to sell that lot, or make it productive and collect dollars for that. If that is important to the associations then we could give that lot up, because if cars are in the street it doesn't look good for us. So it is a win, win. When we have the overall development's approval, we can afford to make a sacrifice, because that is a duplex over there where the parking is, so rather than sell a duplex lot, we could give that up for parking. That's what we are talking about over all getting the approval for the whole project. To enhance what Dick was saying, buffering, the original plan was a two-story product townhouse like product. We are happy to say the one-story single family is going to be visually much better. Overall the single story single home is better, and with less density; the original plan was townhouse, townhouse will very little breaks.
- When that plan, the main finished product, is that going to include everything not only just for the apartments? -- Jerry Hambleton
  - Yes, as we are moving ahead if you are so inclined to like the plan, then we continue to define our plans.
- Do you figure that this will all be filled in by five years? What happens to Omni after five years? Are you going to sell it, are you still going to be part of the subdivision? How are you involved in that maintenance that they are going to have and all those little things that are promise? I'm just wondering what happens when the project is finished? How many do you own now or are involved in, still? -- Janet Stevens, 4393 Ridgeview
  - In terms of ownership, we have done over a billion dollars as a principle developer. Some we sell, some we keep. We are long-term owners, we have been in the neighborhood doing business for thirty years, our intent and things to change, but our intent is to keep the apartments. We partner with redwood, and they have been doing it for 15 years and have not sold one unit. That says a lot.
- Is there a road that connects the single story with the garden or are those accessed like closer to Waterford? I would prefer to no have the 700 plus cars going 40 down my road, is that even a possibility? Is there a chance of a light at 43? -- John Brockway, 975 Sanctuary View Drive
  - Both would come off of Sanctuary View Drive.
  - State Route 43 is an ODOT call – Dick Messner.
- Do you make any plans for the walking trail? Would Sanctuary View Drive get the sidewalk completed all the way down? What would the rent be on the garden style? An appraised value of those? -- Gene Stephens, 4993 Ridgeview

- No, because people are 50/50 whether they want people walking through their back yards or not. Yes, but not on the private drives. Probably a dollar per square foot. My guess would be between \$125,000 - \$140,000.
- The clubhouse is that in the original plan? How is that going to be taken care? It is not going to fall on the Master's association? Are they separate association within the Master Associations? -- Julie Touche, Creekside
  - I don't think originally there was ever any talk of a swimming pool. - Bruce Knippenberg
  - I believe the pool and clubhouse is only for the apartment residents. – Jerry Hambleton
  - It is not even for the redwood units, only the garden apartments. There would be two separate projects between the redwood and the garden, town separate lots, and this ownership groups will be two separate entities. Nothing on the Master Association when it comes to the pool and club house. No need for association because there is only one owner for both.

#### **MOTION#2014-0034**

A motion is made by **Cheryl Rueschman**, to continue the discussion of the Condition Permit for Multi Family Apartments for Omni Properties / Randy Minor at the location of the Pleasant Lakes Subdivision until next month's meeting, September 17, 2014 at 7:00 PM, seconded by **Ed Shutt**y. Motion carries.

#### **AUDIENCE QUESTIONS:**

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

#### **GOOD OF THE ORDER:**

#### **SET NEXT MEETING:**

Next meeting is scheduled for Wednesday, August 20, 2014 at 7:00 PM.

#### **ADJOURN: MOTION#2014-0035**

A motion was made by **Ed Shutt**y to adjourn the August 20, 2014 Board of Zoning Appeals meeting, and was seconded by **Cheryl Rueschman** at 9:00 PM. Motion carries.

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Chairman Bruce Knippenberg

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Vice Lisa Cotten

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Scot Etling

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Vince Murdocco

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Ed Shutty

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Secretary Wendi O’Neal

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Alternate: Cheryl Rueschman